

Consultation Summary Report

Ayrburn Screen Hub

7 February 2025

B&A
Urban & Environmental

Prepared for:
Waterfall Park Developments Limited

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1.0 Attachments

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2.0 Introduction

This Consultation Summary Report is provided in support of the Ayrburn Screen Hub Fast-track Referral Application (“**the Application**”) submitted by Waterfall Park Developments Limited (“**the Applicant**”).

Since the design stage of the proposed development, the Applicant has engaged in consultation and engagement with local authorities, stakeholders, and iwi authorities. Feedback received through this engagement has informed several aspects of the development. This Consultation Summary Report provides an overview and record of relevant consultation to date and outlines how the consultation has informed the development.

The Applicant will continue to work with stakeholders as the project progresses.

3.0 Local and Territorial Authorities

3.1 Queenstown Lakes District Council (QLDC)

The potential for a screen hub in the Otago Region was introduced and presented to QLDC on multiple occasions as follows:

1. On 21 April 2023, the Applicant engaged with QLDC’s Film Manager, Kahli Scott, to discuss the economic challenges posed by the lack of film production facilities in the Otago Region. Ms. Scott explained that, while the region is frequently used for location-based filming, productions are often forced to relocate elsewhere for studio or post-production work due to inadequate infrastructure (refer **Attachment A**). She referenced large-scale productions, such as *The Power of the Dog* and *Sweet Tooth*, as examples of projects that could have expanded their activities in the region if suitable facilities had been available.
2. The draft Ayrburn Screen Hub Design Report (refer **Appendix 1** attached to the Planning Report) was presented to Ms Scott and Peter Harris (Council’s Economic Development Manager) in December 2024. The Applicant subsequently met with Ms Scott and Mr Harris onsite on 11 December 2024. A copy of the minutes from this meeting are attached at **Attachment A**. Key feedback from Ms Scott and Mr Harris onsite included:
 - a) Enthusiasm for the development of a fit-for-purpose screen hub from an economic development perspective;
 - b) Recognition that supporting the film industry and increasing its value within the district aligns with the objectives of the QLDC Economic Diversification Plan;
 - c) Concerns about lost opportunities, as productions have opted against filming in the region due to uncertainty over the lack of screen infrastructure;
 - d) Acknowledgment of the need for a fit-for-purpose indoor filming space and associated support facilities;
 - e) Confirmation that reticulated water, wastewater, power, telecommunications, and roading infrastructure have already been installed at the site with sufficient capacity;

- f) While Ms Scott and Mr Harris are unable to comment or consult from a planning perspective or represent other departments of Council, it is understood there will be a process for this when the time comes.
3. On 19 December 2024, the Applicant contacted Council's Planning Manager, Fiona Blight, and sent the Ayrburn Screen Hub Design Report (refer **Appendix 1** attached to the Planning Report). The Applicant offered to meet Ms Blight on site to talk through the proposal (refer **Attachment A**). The Applicant has not yet received a response from Council's planning department.

How this consultation has informed this project:

Following the initial discussion with Ms Scott who raised infrastructure deficits in the film industry, the Applicant engaged Dave Gibson, a screen producer with credits as producer or executive producer on over 100 projects, including television dramas, documentaries, comedies, and feature films. Mr Gibson in his report (refer **Appendix 3** attached to the Planning Report), highlights the critical infrastructure gaps that prevent productions from remaining in the region for the entire duration of a project. These include:

- The absence of a suitably sized studio for film sets and wet weather cover;
- A lack of associated office and workshop facilities;
- Insufficient accommodation options;
- The absence of a hub featuring restaurants and a gym, which Mr Gibson noted would be a "massive bonus," for productions of long duration.¹

Mr Gibson's report further details the essential elements of the Screen Hub that are needed to address the critical infrastructure gaps. These elements include:

- Two studios to provide for flexibility;
- A variety of different sized offices (suitable for production, locations, art, wardrobe, hair, construction, data, special effects and post production including editing);
- Workshops /workrooms (for art department, wardrobe, rigging, stunts, special effects, camera, steel and prop fabrication, special effects and construction department);
- Dressing rooms and rehearsal spaces;
- Backlot space (flexible outdoor areas for anything from shooting outdoor sets and green screens to parking spaces for crew, technical trucks and catering);
- Crew and cast accommodation comprising 185 units containing 231 bedrooms;
- A wellness centre and gym.

Consultation with Ms Scott has influenced this proposal as the critical infrastructure gaps identified through initial engagement have been addressed through the design of the Screen Hub. Additionally, the onsite meeting with Ms Scott and Mr Harris on 11 December 2024 provided valuable insights for the project. During this meeting, the Applicant received positive feedback from Council regarding how the proposed development aligns with the QLDC Economic

¹ Film Report titled *Ayrburn Screen Hub*, dated December 2024, prepared by Dave Gibson, Page 9 (refer **Appendix 3** of the Planning Report).

Diversification Plan and how the proposed development addresses the existing infrastructure gaps in the industry.

3.2 Otago Regional Council (ORC)

The Applicant contacted ORC on 26 November 2024 to arrange a meeting regarding the Application (refer **Attachment B**) and to send the Ayrburn Screen Hub Design Report (refer **Appendix 1** attached to the Planning Report). A meeting was undertaken on the 9th December 2024 with members of the Wai Whakaata Strategy Group, including Council's Planning Manager, Mat Bell, as outlined in Section 4 of this report.

Following the meeting, Mr Bell provided the Applicant with a list of ORC's templated conditions for consideration in the fast-track application process.

How this consultation has informed this project:

The Applicant's proposed 'treatment train' approach to the project was supported through this consultation which was subsequently agreed on by the Wai Whakaata Strategy Group during the meeting on 9 December 2024, to significantly enhance water quality in Lake Hayes. The Applicant has considered the templated conditions list provided by ORC Planning Manager and will incorporate the relevant ORC conditions at the substantive application stage of the Fast-track Approvals process.

4.0 Iwi/ hapū

The Applicant sought advice from an independent expert to determine the iwi/ hapū groups to consult (refer Schedule of Consultation with Māori at **Appendix 6** attached to the Planning Report). The Applicant has initiated engagement with all mana whenua that have a registered interest over land included in the Application area on the dates detailed in the table below. An overview of Ayrburn Screen Hub Proposal (refer **Appendix 6** attached to the Planning Report) was sent to Te Rūnanga O Ngāi Tahu ("TRONT"), Aukaha, and Te Ao Mārama Inc. The Applicant requested an initial hui with TAMI in March 2025 (site visit), with Aukaha and TRONT confirming times next week.

The status of engagement with the identified iwi/ hapū groups (as addressed in greater detail in **Appendix 6** attached to the Planning Report) is summarised in the table below.

	Iwi	Engagement	Response
1	Te Rūnanga O Ngāi Tahu	Letter sent December 2024 (refer Schedule of Consultation with Māori at Appendix 6 attached to the Planning Report).	Initial hui date to be confirmed. Engagement is ongoing.
2	Aukaha	Letter sent December 2024 (refer Schedule of Consultation with Māori at Appendix 6 attached to the Planning Report).	Initial hui date is confirmed for 13 February 2025 with Pam Walker (Senior Planner) and Kate Timms-Dean (General Manager) of

			Aukaha. Engagement is ongoing.
3	Te Ao Mārama Inc	Letter sent December 2024 (refer Schedule of Consultation with Māori at Appendix 6 attached to the Planning Report).	Initial hui to be undertaken in March 2025. Engagement is ongoing.

The applicant will continue to consult with mana whenua throughout the application and development process.

5.0 Wai Whakaata / Lake Hayes Strategy Group

The Wai Whakaata Strategy Group is a collaborative partnership focused on restoring and improving the health of Lake Hayes and its surrounding ecosystem in the Otago region of New Zealand. The partners in the Wai Whakaata Strategy Group are Otago Regional Council, Kāi Tahu representatives, Queenstown Lakes District Council, Department of Conservation, and Friends of Lake Hayes.

A meeting was held with representatives of the Wai Whakaata Strategy Group on 9 December 2024 which included Jana Davis, (Te Tapu O Tane / Wai Whakaata Strategy Group Chairperson), Mike Hanff (Friends of Lake Hayes Chairperson), Rob Hay (Friends of Lake Hayes Member) and Mat Bell (Otago Regional Council's Planning Manager) to discuss the Application. The key items discussed in this meeting are summarised below and a copy of the minutes from this meeting are attached at **Attachment C**:

1. The previous steps the applicant had taken to improve water quality within the Wai Whakaata catchment were discussed, whereby Friends of Lake Hayes and Te Tapu O Tane described the existing development as an example of best practice environmental design in regard to water quality;
2. It was discussed that the most realistic option to improve water quality in Wai Whakaata / Lake Hayes is through catchment remediation to control the sediment loads reaching the lake. It was noted that a significant portion of the main tributary runs through the applicant's site (1.2km);
3. The nature and scale of the Ayrburn Screen Hub proposal was discussed including how it is proposed to be operated;
4. The collaborative approach taken for this proposal was discussed to ensure that the proposal went beyond the mitigation of its own effects to create a significant improvement in water quality within the Wai Whakaata catchment (reference in relation to the significance was made to the average total load of suspended sediment reaching the lake being between 1000 – 1500t and the inline sediment traps capacity being C. 1500t);
5. The water quality 'treatment train' approach was discussed in reference to the Stormwater Overview Plan and volunteered consent conditions were discussed;
6. Previous relationships and consultation specific to this project were discussed, including consultation with Friends of Lake Hayes and Te Tapu O Tane and Hokonui Runanga.

How this consultation has informed this project:

This consultation supported the Applicant's proposed 'treatment train' approach to the project. Friends of Lake Hayes and Te Tapu O Tane agreed in the meeting that if this approach was implemented, and if the proposed inline sediment trap pond is included, the Screen Hub proposal would have a significant positive water quality effect and that it would be an example of best practice water sensitive design in the catchment.

6.0 Friends of Lake Hayes (FOLH)

FOLH is an organisation committed to the protection and enhancement of Lake Hayes and is a partner in the Wai Whakaata Strategy Group. A representative of the Applicant met with FOLH on 19 November 2024, to discuss the Application, with the minutes attached at **Attachment D**. A further meeting was undertaken on 9 December 2024, which FOLH attended as part of the Wai Whakaata Strategy Group (as outlined above). During the initial meeting FOLH suggested the following:

1. That the Applicant include the expansion of the existing inline pond in the ephemeral watercourse, and it is to be constructed in a way that it can be cleaned out;
2. FOLH would like to see the water that comes off the Christine's Hill trail and the neighbouring Drury property settled before it enters the ephemeral watercourse as it is often carrying sediment;
3. FOLH suggested that the Applicant include an in-creek sediment trap device to achieve an improvement in water quality in Lake Hayes. This pond would be based on 'Puku Nui'. Puku Nui takes sediment from the top half of the catchment. After 11 months of operation, it has collected about 200 tonnes of sediment;

Subsequent feedback from FOLH includes the following:

- *"Your proposed sediment management plans are an example of best practice in the catchment"*
- *"The inclusion of a large sediment trap within the creek adjacent to lower flood plain will make a significant difference to water quality improvement."*
- *"FOLH 'Vision Project' has already proved the success of these systems and a sediment trap of the scale proposed will provide resilience to the sediment removal strategy."*
- *"On this basis FOLH are happy to support your project on Water Quality and the positive impact it will have on Lake Health."*

A copy of all feedback received is enclosed at **Attachment D**.

How this consultation has informed this project:

The feedback received during consultation has been carefully considered as the project has advanced, and as noted above an in-creek sediment trap device has been included in the Proposal. Consent conditions addressing the operation and maintenance of the in-creek sediment trap device, including input from FOLH, will be included in the substantive application.

Attachment A -QLDC Communication and Meeting Minutes

From: s 9(2)(a)
To: s 9(2)(a)
Subject: FW: Winton + Film Studio
Date: Tuesday, 17 December 2024 10:49:25 am

From: Kahli Scott <s 9(2)(a)>
Sent: 21 April 2023 11:01
To: Chris Meehan <s 9(2)(a)> Lauren Christie <s 9(2)(a)>
Cc: Ken Turner <s 9(2)(a)>
Subject:

Hi Chris, Lauren and Ken,

Thanks for meeting with me yesterday.

As discussed, I'll get back to you shortly about who it makes most sense to speak with next within QLDC.

In terms of economic figures, I've found the following, which might be useful.

Both SWEET TOOTH and THE POWER OF THE DOG are Netflix productions that filmed across locations in the North Island and down in our region, utilising infrastructure up in Auckland and locations down here. So they're a good example of the types of productions that could potentially base a larger portion of their production down here if we had the infrastructure to support.

THE POWER OF THE DOG – economic figures:

Estimated \$28 million into NZ economy – unfortunately this isn't broken down between North and South

CREW

Total NZ crew: 328

South Island crew: 80 = **25%**

SHOOT DAYS

17 weeks pre-production

50 shoot days

27 South Island days = **54%**

23 Auckland days

ACCOMMODATION NIGHTS

Auckland = 2100 nights

South Island = 11,375 nights

SWEET TOOTH – economic figures: (you can download full report here – it's quite interesting: [Economic Impacts of Sweet Tooth Season One in New Zealand \(with Motion Picture Association\) - Oxford Economics](#))

Estimated \$66 million total contribution to New Zealand's GDP

Direct production expenditure \$46 million

54% spent on local goods and services

45% spent on wages and salaries

950 NZ businesses supported

Jobs: 1,180

800 direct full and part time

“The cities that received the largest amounts in business spending were Auckland and Waitakere, both part of the greater Auckland region, with a combined spending of over 85% of all business spending.”

Please let me know if there’s any other information I can provide at this stage and I’ll be in touch soon.

Thanks,
Kahli

Kahli Scott (she/her) | Manager, Film Queenstown Lakes
Economic Development Unit | Strategy and Policy
[Queenstown Lakes District Council](#)
[Film Otago Southland](#)
P: +64 3 441 0475 | s 9(2)(a)

Fw: Ayrburn Screen Hub

From George Watts s 9(2)(a)

Date Thu 12/12/2024 4:54 PM

To Warwick Goldsmith s 9(2)(a); Karl Cook s 9(2)(a) Olivia Stirling s 9(2)(a) shaun.niven
s 9(2)(a)

Fyi

Get [Outlook for iOS](#)

From: Kahli Scott s 9(2)(a)

Sent: Thursday, December 12, 2024 3:52:50 PM

To: George Watts s 9(2)(a) Peter Harris s 9(2)(a)

Cc: Chris Meehan s 9(2)(a) Dave Gibson s 9(2)(a)

Subject: RE: Ayrburn Screen Hub

Hi George,

Thanks very much for your time yesterday and for walking us through the plans.

As Peter and I mentioned, we can express our enthusiasm for a fit-for-purpose screen hub from an economic development standpoint. Supporting the film industry and growing its value in the district is a project identified in our [Economic Diversification Plan](#). I know from years of servicing production enquiries and liaising with key industry decision-makers and local film practitioners that a fit-for-purpose indoor filming space and support facilities is needed. It was also encouraging to hear that this proposed screen hub is intended to complement, rather than compete with, existing facilities like Screentime's Remarkable Studios and the impending virtual production facility in the Research & Innovation Hub.

As noted, we can't comment or consult from a planning perspective or represent other departments of Council, but I understand there will be a process for this when the time comes.

It would be great to receive Dave's report when it's ready – thank you. Please let me know if there's anything else you need from us at this stage?

Thanks,
Kahli

Kahli Scott

Manager, Film Queenstown Lakes
Co-Manager, Film Otago Southland

[Film Queenstown Lakes](#) | [Film Otago Southland](#)

P: +64 3 441 0475

s 9(2)(a)

From: George Watts s 9(2)(a)

Sent: Wednesday, 11 December 2024 10:04 PM

To: Kahli Scott s 9(2)(a); Peter Harris s 9(2)(a)

Cc: Chris Meehan s 9(2)(a) Dave Gibson s 9(2)(a)

Subject: Ayrburn Screen Hub

Hi Guys,

Thanks for taking the time to come and meet at such short notice. It was fantastic to find so much common ground.

Some minutes from today as per the below. There aren't many actions and its mainly a recount of discussions while its fresh in my mind. Please let me know if I have missed anything or have anything incorrect:

- Dave walked us through the findings in his draft report in regard to the makeup of screen activity in the region. A key finding being that the industry is made up of several different production types and scales. It was discussed how the Ayrburn Screen Hub responds to the region's unique environment. Flexibility and being able to cater for a large-scale production, or multiple smaller scale productions happening at the same time was a key point of discussion.
- The local film industry was discussed in terms of what draws productions to the region. It was agreed that it was generally due to the geographical location and proximity to such a diverse range of locations.
- Vice versa the industry was discussed in terms of barriers which keep production from coming to the region. It was generally agreed that it is mainly due to budget constraints and the logistical barriers due to the lack of screen infrastructure.
- Lost opportunities were discussed regarding films deciding not to come to the region due to uncertainty due to the lack of screen infrastructure.
- It was discussed that it will be challenging to grow the screen industry within the region without growing the screen infrastructure.
- The current mode of operation was discussed, whereby productions are spread around the district, with offices, workshops, accommodation and weather cover sets often well separated.

- The 'Screen Hub' approach was explained in terms of how a one stop shop would remove logistical and budget uncertainties for productions looking to film here.
- Chris explained Winton's capability to fund the proposal and how the proposal has economic resilience fundamentally built into the proposal and how it complements existing development on the site.
- Volunteered consent conditions in regard to film priority and appropriate booking times were discussed for the accommodation aspect of the proposal to.
- A site Visit was conducted, and we discussed how the proposal is cocooned by landform and mature protected vegetation. The extension of the landform was discussed and how this would further enclose the site.
- The consented residential development 'R' Area was discussed and how the larger scale film studio buildings were tucked under Christines Hill and not visible from public places.
- Environmental aspects of the site were discussed briefly in regard to support from local environmental groups, including Friends of Lake Hayes.
- Servicing and infrastructure were raised. It was discussed that reticulated water, wastewater, power, telecommunication and roading infrastructure has been installed to the site with sufficient capacity.

Kahli & Peter,

I have attached the draft Design report. Dave is just putting the final touches on his report and hope to circulate shortly.
It would be great if you could come back to me with your considerations on the proposal.

Thanks,
George

George Watts

Senior Design Manager

WINTON

www.winton.nz

Arrowtown

Ayr Avenue

Arrowtown 9371

s 9(2)(a)

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Outlook

FW: Ayrburn Screen Hub - Consultation QLDC

From George Watts s 9(2)(a)

Date Thu 12/19/2024 12:25 PM

To Warwick Goldsmith <ws 9(2)(a)> Karl Cook s 9(2)(a) Olivia Stirling s 9(2)(a) >; shaun.niven
s 9(2)(a)

📎 2 attachments (8 MB)

Ayrburn - Screen Hub - Design Report - 17 December 2024 (low Res).pdf; Ayrburn Screen Hub - Consultant List.pdf;

FYI

George Watts

Senior Design Manager

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s 9(2)(a)

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From: George Watts

Sent: Thursday, 19 December 2024 12:25 pm

To: s 9(2)(a)

Cc: Peter Harris s 9(2)(a); Kahli Scott s 9(2)(a)

Subject: Ayrburn Screen Hub - Consultation QLDC

Kia Ora Fiona,

I hope this email finds you well.

We are in the process of consulting with the Council about a proposed Referral Application under the Fast-track Approvals Act 2024 to enable development of a Screen Hub on part of our Ayrburn Farm Development. The term 'Screen Hub' means a collection of buildings and activities to enable a wide range of screen productions. We have already met with Kahli and Peter discuss the film and economic opportunities of the proposal. They have advised that they have mentioned the project to you and that we should approach Council's planning department separately, and that you are the appropriate contact person.

We have been in close consultation with Friends of Lake Hayes for much of the project given the sensitivity of the Wai Whakaata catchment. We are also well progressed in consultation with Iwi and ORC which to date has been positive, which is great.

The first attachment to this email contains the draft Ayrburn Screen Hub Design Report. This summary document details the key aspects of the Ayrburn Screen Hub project and summarises factors which will be relevant to consideration of a substantive application in due course. A review of the draft Design Report should enable you to gain an understanding of the project. The second attachment contains a Schedule of expert reports which underpin the Design Report. If you would like to review any of those documents, please advise, and I will forward them to you (some of these are still being finished)

I think it would be best to catch up on site and I can take you through the proposal.

Are you able to let me know your availability in the new year. Between the 13th – 23rd of Jan? I can fit around your availability.

Nga Mihi,
George

George Watts

Senior Design Manager

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Ayr Avenue


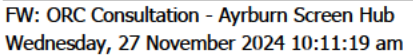
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s 9(2)(a)

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Attachment B - ORC Communication

From: s 9(2)(a)
To: 
Cc: 
Subject: FW: ORC Consultation - Ayrburn Screen Hub
Date: Wednesday, 27 November 2024 10:11:19 am
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

FYI

George Watts
Senior Design Manager

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M: s 9(2)(a)

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From: George Watts
Sent: Wednesday, 27 November 2024 10:10 am
To: 'Joanna Gilroy' s 9(2)(a)
Subject: RE: ORC Consultation - Ayrburn Screen Hub

Brilliant Joanna,

Both work well for me.

Nga mihi,
George

George Watts
Senior Design Manager

WINTON

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Ayr Avenue
Arrowtown 9371

M: s 9(2)(a)

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From: Joanna Gilroy s 9(2)(a)
Sent: Wednesday, 27 November 2024 10:02 am
To: George Watts s 9(2)(a)
Subject: RE: ORC Consultation - Ayrburn Screen Hub

Hi George,

Just letting you know that the email came through this time. I am just working with Tom on a potential date and time.

I am already through on the 9-10th with my Consents and Compliance Managers, so provisionally it might be the afternoon of the 9th or morning of the 10th, but will let you know as soon as I can.

Thanks,

Joanna



Joanna Gilroy
General Manager Environmental Delivery
Executive Leadership

s 9(2)(a)

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From: George Watts s 9(2)(a)
Sent: Tuesday, November 26, 2024 5:12 PM
To: Joanna Gilroy s 9(2)(a)
Subject: FW: ORC Consultation - Ayrburn Screen Hub

[Caution: External Email] This email originated from outside ORC. Do not click links or open attachments unless you trust the sender and know the content is safe. Use the Phish Alert Button to report this email if you think it is suspicious.

Hi Joanna,

This bounced back the first time so sending attachments as a link.

I look forward to hearing from yourself and Tom

Out of Scope

George Watts

Senior Design Manager

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M: s 9(2)(a)

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From: George Watts

Sent: Tuesday, 26 November 2024 4:26 pm

To: s 9(2)(a)

s 9(2)(a)

Cc: Mike Hanffs 9(2)(a) Rob Hay s 9(2)(a)

Subject: ORC Consultation - Ayrburn Screen Hub

Hi Joanna and Tom,

I hope this email finds you well. Thanks for your time on site with Mike the other day.

We are preparing a fast-track application for a Screen hub (which is fancy name for a film studio facility including accommodation) at Ayrburn.

I would like to set up a meeting with yourselves and anyone else from ORC required to consult with at a time that suits in the next two weeks. Ideally this would be at Ayrburn so we could conduct a site visit at the same time. I can be flexible so if you could let me know when would suit yourselves, that would be great.

I'm looping in Mike and Rob because we have also been consulting with Friends of Lake Hayes on water quality aspects of the proposal.

The proposal is outlined on page 3 of the design report.

At this stage, the application is still very much draft and confidential.

I look forward to catching up and taking you through the proposal. It's the final piece of the puzzle for development Ayrburn, preserving the large more sensitive areas as agricultural, limits development to a defined area and contains some best practice water quality initiatives that will be conditioned in perpetuity to improve water quality in the Wai Whakaata Catchment.

I have attached:

1. Draft Design Report
2. Draft Architecture drawings
3. The water quality initiatives we have already taken within the site and A letter that summarises how they are performing
4. I have also attached an email chain that summarises our consultation with Friends of Lake Hayes.

Thankyou,
George

George Watts

Senior Design Manager

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M: s 9(2)(a)

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Attachment C - Wai Whakaata Strategy Group Minutes

From: s 9(2)(a)
To: s 9(2)(a)
Subject: FW: Ayrburn Screen Hub - Fast Track Application - Consultation
Date: Friday, 13 December 2024 11:16:59 am
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Standard Conditions For George 13 December.docx](#)

George Watts

Senior Design Manager

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M: s 9(2)(a)

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From: Mat Bell s 9(2)(a)
Sent: Friday, 13 December 2024 11:04 am
To: George Watts s 9(2)(a)
Cc: Consent Enquiries <consent.enquiries@orc.govt.nz>
Subject: RE: Ayrburn Screen Hub - Fast Track Application - Consultation

Hello George

Please see attached a draft set of conditions. There are quite a few, and it will be dependent on what activities are triggered. I have assumed works near and around watercourses, potential diversions/damming, earthworks and discharges for the development.

In terms of the fast track application itself, our point of contact will be Leah Day at consent.enquiries@orc.govt.nz. Leah manages fast track the application process, and will come to me for comments etc.

Any questions, let me know

Have a nice weekend

Thanks

Mat



Mat Bell
Team Leader Consents
Consents

s 9(2)(a)

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From: George Watts s 9(2)(a)
Sent: Monday, December 9, 2024 11:05 PM
To: Mat Bell s 9(2)(a)
Cc: Mike Hanff s 9(2)(a); Rob Hay s 9(2)(a); Jana Davis s 9(2)(a); Mat Bell s 9(2)(a); Ailsa Cain s 9(2)(a); Bronwyn Rhynd <s 9(2)(a)>; Joanna Gilroy s 9(2)(a); Alexandra King <s 9(2)(a)>
Subject: Ayrburn Screen Hub - Fast Track Application - Consultation

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Hi Guys,

Thanks for your time just now and thanks for taking the time to come and meet on this exciting project. I know you are all busy and this is the busiest time of year. Joanna and Alexandra, I totally understand that you have a lot on your plate and that we are in good hands with Matt.

Just circulating some minutes from today's meeting while it is fresh in my mind. Please let me know if I have left anything out or have anything incorrect. There were not many actions arising from this meeting so the below is mainly an account of what was discussed.

Attendance:

Matt Bell – ORC
Jana Davis – Te Tapu O Tane / Wai whakaata Strategy Group (Chairperson)
Mike Hanf – Friends Of Lake Hayes (Chairperson)
Rob Hay – Friends Of Lake Hayes
Bronwyn Rhynd – CKL (Environmental Engineer - applicant)

Apologies:

Joanna Gilroy - ORC
Alexandra King - ORC

1. The history of the applicant's land was discussed, including the time in which the site has been within ownership of the applicant. This was focused on the steps the applicant had taken to improve water quality within the Wai Whakaata catchment. The results of 6 years

of turbidity monitoring data were discussed. The results of the info contained in the attached water quality letter circulated previously were discussed. Both Friends of Lake Hayes and Te Tapu O Tane describe the existing development as an example of best practice environmental design in regard to water quality.

2. Findings of various water quality reports were discussed and concluded that the most realistic option to improve water quality in Wai Whakaata / Lake Hayes is through catchment remediation to control the sediment loads reaching the lake. It was noted that a significant portion of the main tributary runs through the applicant's site 1.2km.
3. Water quality initiatives that have been employed in the Wai Whakaata catchment were discussed. These included initiatives employed by the applicant and also initiatives that have been employed elsewhere in the catchment. Examples of these were
 - a. Sediment traps (inline)
 - b. Sediment ponds (offline)
 - c. Engineered wetlands
 - d. Rain gardens
 - e. Erosion control
 - f. Treatment of vehicle contaminants such as hydrocarbons and heavy metals
4. The nature and scale of the Ayrburn Screen Hub proposal was discussed including how it is going to operate. The results of consultation on water quality with Friends of Lake Hayes were discussed including the collaborative approach taken to ensure that the proposal went beyond the mitigation of its own effects and how it would create a significant improvement in water quality within the Wai Whakaata catchment. Reference in relation to the significance was made to the average total load of suspended sediment reaching the lake being between 1000 – 1500t and the inline sediment traps capacity being C. 1500t. The water quality 'treatment train' approach was discussed in reference to the Stormwater Overview Plan and volunteered consent conditions agreed between the applicant and Friends Of Lake Hayes and circulated prior to the meeting (Attached). Friends Of Lake Hayes and Te Tapu O Tane Agreed that if implemented it would have a significant positive effect and be an example of best practice water sensitive design in the catchment.
5. Previous relationships and consultation specific to this project was discussed, including consultation with Friends of Lake Hayes and Te Tapu O Tane and Hokonui Runanga.
6. Previous consenting history of the site was discussed:
 - a. Ayr Avenue
 - b. Various creek diversions
 - c. Sediment removal consent
 - d. The consented Waterfall Park Valley retirement village and hotel
 - e. The Ayrburn hospitality precinct
7. Serviceability of the site was discussed with reference to the following
 - a. Ayr Avenue has been constructed to the anticipated transport volumes associated to the proposal
 - b. A wastewater main has been installed and connected to the council reticulated network which has capacity to service the proposed development
 - c. A potable water main has been installed and connected to the council reticulated network
 - d. Close and well connected proximity to existing bus route and cycle connections and future strategic connections secured as part of this proposal.
8. A site walkover was conducted and the following was discussed.
 - a. The location of some of the existing and proposed stormwater treatment infrastructure was visited and discussed in relation to its surroundings, including the

- ephemeral watercourse, the tertiary treatment pond and the inline sediment trap
- b. Spatial planning and Landscape effects where discussed in relation to:
 - i. The proposal being cocooned by landform to the north and mature vegetation to the south
 - ii. The large west paddock area to be preserved as an agricultural landscape was discussed in relation to its surroundings and it being the same as the approach taken on the Arrowtown - Lake Hayes Road boundary
 - iii. The extension of the spur to prohibit views of the larger studio buildings from the countryside trail
 - c. The permitted baseline for development in the paddocks and the consented 'R' residential area, allowing 1 dwelling per hectare. No landscape mitigation would be required in this scenario.

Matt,

I think the only actions discussed as result of this meeting are for you to reply with the relevant draft conditions that we can include in our initial fast track application, understanding that these will be refined at a later date. Also if you could include in your reply the point of contact for any planning matters within the ORC. This will make sure any Fast track related enquiries are easily passed on the correct inbox(s).

Thanks again for your time today,
George

George Watts

Senior Design Manager

WINTON

www.winton.nz

Arrowtown

Ayr Avenue

Arrowtown 9371

M: s 9(2)(a)

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20 November 2024

To whom it may concern,

My name is George Watts, I am an employee of Winton Advisory Limited which is the parent company of the Applicant for the Ayrburn Film Hub fast track application. I am a Landscape Architect with the role of Senior design manager. I have worked on the Ayrburn site since 2017 where I have been responsible for landscape advice, design and implementation. I have prepared the Ayrburn Film Hub Design Report.

The purpose of this letter is to explain and set out the measures that the applicant has taken to improve water quality within the Wai Whakaata catchment and comment on how those measures are performing through monitoring. Measures have taken place alongside the development of the land into a hospitality precinct (Ayrburn) and a retirement facility (Northbrook Waterfall Park).

Measures taken to protect and improve stream health.

Catchment remediation is the key element of the Strategy being implemented by the Wai Whakaata Strategy Group. It is well documented that sediment load arriving at the lake is the main contributor to poor lake health. This is through the introduction of nutrient directly into the water column and indirectly when nutrient in the form of sediment is deposited on the lake bottom. When the lake stratifies nutrient detaches from the sediment to which it is bound making it available to algae tipping the lake towards a eutrophic state.

The applicants land contains 1.2km of the main tributary (Mill Creek) that flows to Wai Whakaata (Lake Hayes). Winton have undertaken significant catchment remediation since the land was purchased in 2016. They have also taken measures to ensure that development of the site has been done in such a way that it positively contributes to the health of Wai Whakaata.

There are two main ways to reduce sediment loads reaching Wai Whakaata. Firstly, defensive measures to stop the sediment mobilising into the creek and secondly trapping / containing sediment that has mobilised and is within the creek. Examples of these measures are below.

Defensive Measures

- Stabilising areas of erosion with vegetation cover
- Stabilising creek edges with vegetation and armouring (especially in fast flowing steep catchment areas)

Trapping / Containment Measures

- Sediment traps (within the creek)
- Sediment ponds (before water meets the creek)
- Wetlands
- Bioretention swales and raingardens

It is worth noting that when the applicant purchased the land it was part of a working farm (Ayrburn). The waterways were not fenced from stock, there were large areas of badly

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eroding banks (some pictured) and there was no riparian planting and margins. There were also large areas of wilding species which needed to be removed which can have temporary adverse effects between the time of deforestation and revegetation.

Since purchasing the land the applicant has taken steps to improve creek health alongside the development of the site into a hospitality precinct and retirement facility.

To date the applicant has:

1. Carried out native riparian planting to the creek margins that runs through the site 1.2Km (C.15,000 plants)
2. Planted C.30,000 native plants to stabilise the eroding banks, mainly within the Waterfall Park area of the site. (this includes the removal of 15 Ha of wilding pines, sycamores and other banned species.)
3. Created 3 sediment traps within the creek and gained consent to remove the sediment and volunteered consent conditions to remove the sediment periodically. This was carried out in close consultation with Friends of Lake Hayes, Hokonui Rūnanga and ORC.
4. Excluded stock from waterways
5. Introduced several bioretention ponds and swales to trap sediment and remove vehicle contaminants
6. Created an engineered wetland to trap sediment and remove vehicle contaminants
7. Carried out and continues to carry out predator trapping along the riparian margins.
8. Armoured C.600m of steep and fast flowing creek area, which includes the creation of habitat for the native Koaro (Native Galaxid) and separate habitat for trout as they are predators of the Koaro.
9. Created 2 x large ponds which intercept water from a large sediment laden catchment allowing it to slow and settle out. The ponds create a Koura (Native Freshwater crayfish) habitat, the applicant has obtained a fish farming licence from MPI with help and consultation from Hokonui Rūnanga and ORC.
10. Volunteered consent conditions to limit fertiliser use within the site to non-compound organic fertilisers.
11. Remediated and removed large volumes of Arsenic and lead contaminated land.

Although the wilding tree removal, predator, trapping and Habitat creation it is not directly related to water quality it has other environmental and conservation benefits. Similarly, the applicant has granted esplanade strips / public trail easements along the Mill Creek corridor to the waterfall, constructed cycle trails and opened a previously private stretch of creek to the public including creating playgrounds and an event space.

Much of work the applicant has completed has been in consultation and collaboration with, Friends of Lake Hayes, Hokonui Rūnanga, Otago Regional council, Fish and Game, and with design carried out using several expert hydrology, environmental, ecological, geotechnical and structural consultants.

Graphic examples of the work undertaken to date can be found in the Attached document: ***Examples and analysis of construction and operational measures to protect stream health***

This is not a conclusive list, however it shows a pattern of water sensitive design and implementation using best practice design principals.

Monitoring Water quality within the site.

The applicant has installed data loggers that sample the creek water and measure turbidity on the upstream and downstream boundary of the site to establish if the water quality is improving or declining through their site.

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These were installed in 2019. This is before construction began of the first stage of civil works, being the construction of Ayr Avenue. These data loggers are managed and calibrated by NIWA, they are telemetry and take samples of the water every 5 minutes. They give a reading in Nephelometric Turbidity unit (NTU).

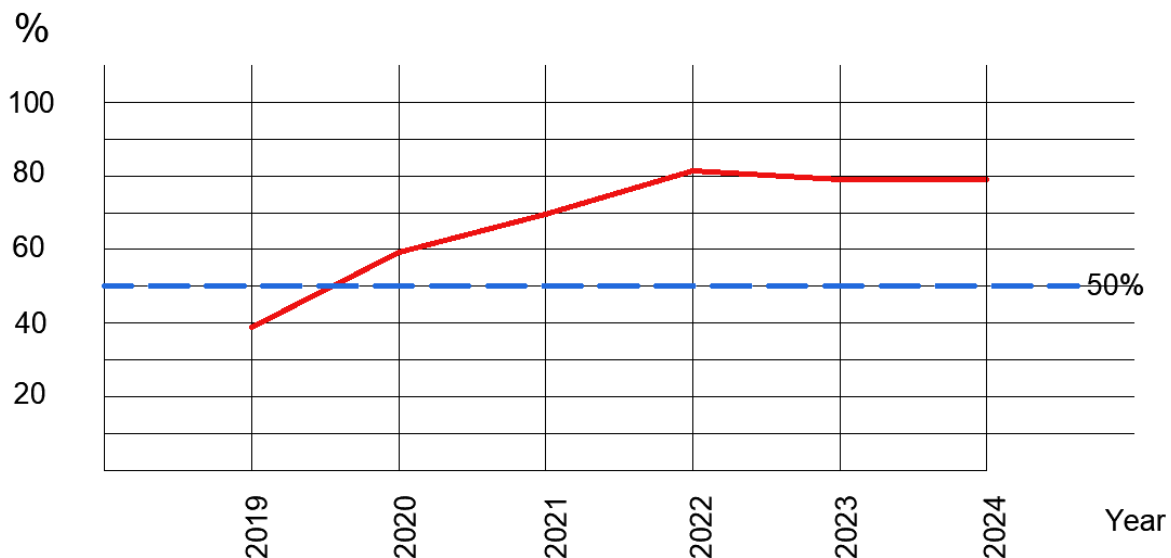
There is a consistent relationship between clarity NTU and sediment in the creek which is measured in total suspended solids (TSS). This has been established through the analysis of laboratory samples and reports.

Below is a table and 2 graphs which summarise 6 years of turbidity data from within the applicant's site. The table and first graph show the % of instances that the turbidity was better or worse downstream. The second graph shows a yearly average turbidity at the upstream and downstream turbidity monitors. A lower NTU number constitutes a less sediment.

Year	Data Points	Percentage of times Turbidity worse downstream	Percentage of times Turbidity better downstream
2019	70,313	62%	38%
2020	105,408	42%	58%
2021	105,120	31%	69%
2022	85,276	16%	84%
2023	101,277	22%	78%
2024	88,611	23%	77%

(Table Source CKL Environmental)

Graph showing Percentage of times Turbidity better downstream



Graph showing difference between upstream and downstream turbidity. (yearly average)
(A higher NTU number represents greater TSS therefore lower water quality)

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(Graph Source CKL environmental)

Note the gap between the lines illustrates the difference in water quality (NTU). In recent times this gap is around 30% improvement though the applicant's site. This is a significant improvement when considering its scale compared to the entire catchment.

In summary, the monitoring results show that the measures taken by the applicant have improved water quality within the site which has significant benefits for the Wai Whakaata catchment. It is important to consider that this monitoring has been undertaken throughout an intensive period of development, with large areas of land open at a time. Generally, development releases sediment. In this case the applicant's work has not only mitigated the adverse effects of development on water quality, but improved it and the site has become an example of best practice in regard to water sensitive design.

Attachment D - FOLH consultation and condition agreement

From: s 9(2)(a)
To: s 9(2)(a)
Cc: s 9(2)(a)
Subject: FW: Water Quality - Ayrburn Screen Hub
Date: Thursday, 28 November 2024 4:43:46 pm
Attachments: Out of Scope

FYI

Final conditions agreed FOLH

George Watts

Senior Design Manager

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M: s 9(2)(a)

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From: Mike Hanff s 9(2)(a)
Sent: Thursday, 28 November 2024 12:28 pm
To: George Watts s 9(2)(a)
Cc: Rob Hay s 9(2)(a)
Subject: Re: Water Quality - Ayrburn Screen Hub

George

Those conditions look fine. Speaking to Rob these need to combined with the condition and monitoring process established for the existing water quality assets and ongoing monitoring process

Mike

On 28/11/2024, at 11:16 AM, George Watts s 9(2)(a) wrote:

Hi Mike,

Thanks for your time on the phone just now.

Please amended conditions attached with changes tracked.

Let me know if you are happy with this performance related trigger to clean the ponds out.

Cheers,
GW

George Watts
Senior Design Manager

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From: George Watts
Sent: Tuesday, 26 November 2024 6:29 pm
To: Mike Hanff s 9(2)(a)
Cc: Rob Hay s 9(2)(a)
Subject: RE: Water Quality - Ayrburn Screen Hub

Thankyou Mike,

I have drafted some volunteered consent conditions to ensure that the positive outcomes secured through this application are realised in perpetuity.

These take precedent from the robust and agreed Waterfall Park ones.

If you could have a look at these and get your comments back to me that would be great. I'm sure it will be a lot easier this time around.

For the inline trap I have proposed that this is cleaned out every 24 months unless it catches so much sediment that it becomes an average of <400mm deep. in this case it will trigger it to be cleaned out.

For the other treatment ponds, its about not letting them fill up and emptying them when they do which is covered off.

For the raingardens and engineered wetland planting areas, its about keeping the plants alive which covered off in the 'monitoring and maintenance of plants within stormwater infrastructure.'

Thanks,
George

George Watts
Senior Design Manager

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From: Mike Hanff s 9(2)(a)
Sent: Friday, 22 November 2024 10:02 am
To: George Watts s 9(2)(a)
Cc: Rob Hay s 9(2)(a); s 9(2)(a); Bronwyn Rhynd
s 9(2)(a); Frances Deamer-Phillips s 9(2)(a)
Shaun Niven s 9(2)(a)
Subject: Re: Water Quality - Ayrburn Screen Hub

George

Thank you for arranging meeting around potential further improvements to water quality as part of your proposed Ayrburn Screen Hub.

Your proposed sediment management plans are an example of best practice in the catchment .

The inclusion of a large sediment trap within the creek adjacent to lower flood plain will make a significant difference to water quality improvement . FOLH ' Vision Project' has already proved the success of these systems and a sediment trap of the scale proposed will provide resilience to the sediment removal strategy.

On this basis FOLH are happy to support your project on Water Quality and the positive impact it will have on Lake Health . We suggest we use the collaborative process we adopted around The Retirement Village consent as a basis for taking this forward.

Mike

On 20/11/2024, at 4:39 PM, George Watts s 9(2)(a) wrote:

Hi Guys,

Thanks again for yesterday and thanks for the opportunity to get around the table and consult on this one.

A major win for the lake today.

We are happy to Consent and Construct the large sediment pond as discussed.

Additionally, we would like to volunteer consent conditions in perpetuity to remove sediment periodically from the proposed In-line sediment pond at our cost.

This is provided consent for the screen hub is granted and FOLH support us that the pond and other water quality initiatives taking in the project will improve water quality significantly in the catchment (This shouldn't be hard).

Based on my calculations this monster should hold about 1500T of sediment.

Bronwyn, Yourself and Frances will now be designing this trap and we will be including it within the application.

We discussed this being C. 50 x 12m (based on the design constraints of a long reach excavator) being 12m.

Mike and I are trying to get the drawings for Puku Nui at the moment, which we will send through. This is will form the design basis for ours as it looks like it works incredibly well.

Thanks,
GW

George Watts
Senior Design Manager

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M: s 9(2)(a)

ATTENTION:

From: George Watts

Sent: Wednesday, 20 November 2024 9:37 am

To: Mike Hanff s 9(2)(a) Rob Hay s 9(2)(a)

Cc: s 9(2)(a) Bronwyn Rhynd s 9(2)(a)

Subject: Water Quality - Ayrburn Screen Hub

Hi Mike & Rob,

Thanks for your time and good to catch up. It was great to get your feedback on the Ayrburn Screen Hub proposal.

A few quick notes and action items from the meeting while its fresh in the mind, let me know if there is anything that I have missed out or incorrect.

1. The stormwater runoff from the development is to run through a series of rain gardens, wetlands and a large terminal detention pond. FOLH and CKL agreed that this was a robust way to offset the effects development may have. (Shown Below)
 1. CKL to undertake stormwater and flood modelling analysis to determine capacities required and circulate to GW / FOLH.
 2. It was discussed that even if the large terminal pond does not need the entire area, CKL to design it as big as possible - extra capacity is good.
2. FOLH suggested that we include the expansion of the existing inline pond in the ephemeral watercourse, and it is to be constructed in a way that it can be cleaned out.
3. FOLH would like to see the water that comes off the Christine's hill trail and the neighbouring Drury property settled before it enters the ephemeral watercourse as it is often carrying sediment.
4. FOLH have suggested that we include an in-creek sediment trap device to illustrate an improvement in water quality. This pond would be based on 'Puku Nui' in the attached Email. Puku Nui takes sediment from the top half of the catchment. After 11 months of operation it has collected about 200 tonnes of sediment.
 1. MH to send through the engineer's design for this pond to aid CKL in design
 2. CKL to design the pond in such a way that it will be easily serviceable with a long reach digger / truck. (Note) I have since spoken to Wilsons and they have advised that 12m would be an estimated safe working design width.
 3. (Note) GW and BR looked at the locations proposed after GW and MH.
 4. MH discussed that it would be good to include the periodical (24 months mentioned) cleaning of the ponds into the consent conditions and that the owner would be responsible for this. MH advised the it was around \$10k to remove and dispose of the sediment from Puku nui.

After you left Mike & Rob, Bronwyn and I went down to the proposed location of the sediment trap and I took through the two options and constraints.

Thanks again for your time and a reminder to please keep this confidential until we have our

water quality ducks in a row.

<image001.png>

George Watts

Senior Design Manager

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M: **s 9(2)(a)**

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<mime-attachment>

Conditions Agreed with Friends of Lake Hayes

Performance of stormwater devices

The following Conditions shall be read in conjunction with the 'Ayrburn Screen Hub – Stormwater Overview plan'

1. Monitoring of sediment build up in the tertiary treatment pond and smaller ponds identified as 'D' & 'E' on the Stormwater overview Plan.
 - a) Within two months of installation being completed, the tertiary treatment pond and smaller ponds as identified as 'D' & 'E' on the Stormwater overview Plan shall be surveyed, using a licenced surveyor, and an as-built plan created, and a record kept by the consent holder and lodged with the consent authority. This plan shall show as-built levels at the invert or base of all devices. A survey reading shall be taken 2m².
 - b) These shall be monitored yearly to ensure that sediment levels are <250mm above the surveyed as-built levels. A record shall be kept by the consent holder and sent to Friends of Lake Hayes Society Incorporated, Kāi Tahu and the Consent Authority. If there is a positive height variance of 200mm the device shall be reinstated to the surveyed as-built levels. After the first 3 years of yearly monitoring, if the devices are <150mm above design levels, the period may be extended to 3 yearly monitoring.
2. Monitoring and maintenance of planting within stormwater infrastructure and riparian areas (including grasses) to ensure that any stormwater-related plantings and riparian plantings survive and carry out their treatment function, the consent holder must replace any plant that has died or become diseased >5%. Replacement planting shall be carried out in the planting season following their loss. The replacement plants shall be of the same species, grade and size as per the approved landscape drawings.
3. Monitoring and removal of sediment from the In-line Sediment Trap identified on the Stormwater Overview Plan.
 - a) After completion but before commissioning, the In-line Sediment Trap identified on the Stormwater Overview Plan shall be surveyed, using a licenced surveyor, and an as-built plan created, and a record kept by the consent holder and lodged with the consent authority. A reading showing as built levels shall be taken every 2m²
 - b) The In-line Sediment Trap shown on the Stormwater Overview Plan shall be cleaned by the removal of sediment to asbuilt survey levels within the first 24 months of its operation to establish the sediment load captured. A report, including photographs and volumes captured shall be created and sent to Friends of Lake Hayes Society Incorporated, Kāi Tahu and the Consent Authority.
 - c) The In-line Sediment Trap shown on the Stormwater Overview Plan shall be monitored for water depth 3 monthly. A record shall be kept by the consent holder and sent to Friends of Lake Hayes Society Incorporated, Kāi Tahu and the Consent Authority. Should the water depth become an average <400mm deep in the middle of a pond, the pond shall be cleared by removal of sediment to asbuilt levels.
 - d) If any resource consent has to be obtained to carry out removal of sediment under subclauses a, b and c. above:

- i. The consent holder shall obtain such resource consent(s);
 - ii. The obligations arising under this condition are subject to obtaining such resource consent(s) and compliance with the conditions of such resource consent(s).
- 4. This consent cannot be implemented until the consent(s) referred to in the previous condition have been obtained. This condition is an *Augier* condition volunteered by the consent applicant.
- 5. The use of fertiliser containing nitrogen or phosphorous shall be prohibited within the Site apart from the initial establishment of hydroseed grass areas and the initial establishment of plants. Organic fertiliser such as compost, manure or seaweed shall be permitted provided there is no compound nitrogen or phosphorous added. For plant establishment, fertiliser shall be limited to 1 x 10g slow-release tablet placed below the base of the rootball.

